

RETURN TO
ROSS W. D'URSO, Commissioner of the Revenue
Fauquier County Courthouse & Office Building
40 Culpeper St., P.O. Box 149
Warrenton, Virginia 20188-0149

TELEPHONE
(540) 347-8783

FILING DATE Property owners must submit this form
between September 1 and November 1, 2001

DATE SUBMITTED

10/22/01

NAME OF FARM (IF ANY)

PROPERTY OWNER
7311572
SCHWARTZ, PETER B
MOSER, ANNA M
PO BOX 159
DELAFLANE, VA 20144

SEE REVERSE SIDE FOR 2002
STANDARDS AND REQUIREMENTS
FOR FILING THIS FORM.

PERIODIC ON SITE INSPECTIONS
WILL BE MADE TO VERIFY
AGRICULTURE/HORTICULTURE USE.

51.2500 ACRES 6042-09-3152-000

HAS there been ANY change in SIZE or USE of your property since last year's application?

If answer is YES a new LAND USE Application must be submitted. Please notify this office at once.

☐ YES

☒ NO

NUMBER OF ACRES

AGRICULTURE	HORTICULTURE	FOREST	NON QUALIFYING	OPEN-SPACE
			1	50.25

TO QUALIFY FOR AGRICULTURE list below number of animals and number of months the animals were on the property during the past year (September 1, 2000 -August 31, 2001) AND/OR list kind of crops and average yield per acre. If you are not farming this parcel yourself, you must request a **FARMING HISTORY AFFIDAVIT** from the Commissioner's office. That form is to be completed by the person actually farming the parcel. **IMPORTANT: ENCLOSE FEDERAL 1040F OR SEE BACK OF FORM FOR OPTIONS.**

ANIMALS

CROPS

KIND	COUNT	NO. OF MONTHS	KIND	NO. OF ACRES	AVERAGE YIELD

TENANT HOUSES ON FARM OCCUPIED BY PERSON(S)

EMPLOYED FULL TIME ON FARM

EMPLOYED PART TIME ON FARM

NOT EMPLOYED ON FARM

NO. OF HOUSES	ACRES	NO. OF HOUSES	ACRES	NO. OF HOUSES	ACRES

AGRICULTURE AND HORTICULTURAL STANDARDS

I (we) the undersigned certify that the real estate is being used in a planned program of soil management and soil conservation practices which is intended to:

- Reduce or prevent soil erosion by best management practices such as terracing, cover cropping, strip cropping, no-till planting, sodding waterways, diversions, water impoundments, and other best management practices which prevent soil erosion and improve water quality.
- Maintain soil nutrients by the application of soil nutrients (organic and inorganic) needed to produce average yields of agricultural crops or as recommended by soil tests.
- Control brush, woody growth and noxious weeds on row crops, hay, and pasture by the use of herbicides, biological controls, cultivation, mowing or other normal cultural practices.

OWNER'S AFFIDAVIT

I (we) the undersigned certify that all land for which use taxation is requested meets all requirements of the uniform standards prescribed by the Commissioner of Agriculture and consumer services, and the Director of the Department of Conservation and Historic Resources.

I (we) declare under penalties of law that this application and any attachments hereto have been examined by me and to the best of my knowledge are true and correct.

I (we) do hereby grant permission to the Soil Conservation Service to provide information on Land Capability Classes to the proper authorities for the purpose of administering the land use ordinance.

ASSISTANCE TO LANDOWNERS

Soil management and soil conservation planning services to landowners are available free of charge from the John Marshall Soil and Water Conservation District. Fauquier County encourages applicants for land use assessment to become a cooperator with the John Marshall Soil and Water Conservation District. Planning Services are available at

98 Alexandria Pike, Suite 31
Warrenton, Virginia 20186-2849
Telephone (540) 347-3120

AT LEAST ONE OWNER MUST SIGN. IF CORPORATION, GIVE CORPORATE NAME AND TITLE.

OWNER'S SIGNATURE

OWNER'S SIGNATURE OR CORPORATE NAME AND TITLE

OWNER'S TELEPHONE NUMBER

(540) 592-3057

Title 58-1.3238 PENALTIES—Any person failing to report properly any change in use of property for which an application for use value taxation had been filed shall be liable for such taxes, in such amounts and at such times as if he had complied herewith and assessments had been properly made, and he, shall be liable for such penalties and interest thereon as may be provided by ordinance. Any person making a material misstatement of fact in any such application shall be liable for all such taxes, in such amounts and at such times as if such property had been assessed on the basis of fair market value as applied to other real estate in the taxing jurisdiction together with interest and penalties thereon, and he shall be further assessed with an additional penalty of one hundred per centum of such unpaid taxes.

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9407553

OPEN SPACE USE AGREEMENT

Examined and
Returned To

JUL - 8 1994
5/10/94

THIS AGREEMENT, made this 23rd day of June, 1994, between Peter B. Schwartz and Anna M. Moser, hereinafter called the "Owner", and the County of Fauquier, hereinafter called the "County", recites and provides as follows:

RECITALS

1. The Owner is the owner of certain real estate, described below, hereinafter called the "Property"; and

2. The County is the local governing body having real estate tax jurisdiction over the Property; and

3. The County has determined:

A. That it is in the public interest that the Property should be provided or preserved for one or more of the following uses: park or recreational purposes; conservation of land; conservation of other natural resources; an historic area; a scenic area; assisting in the shaping of the character, direction and timing of community development; or other use which serves the public interest by the preservation of open-space land as provided in the land-use plan; and

B. That the Property meets the applicable criteria for real estate devoted to open space use as prescribed in Article 4 (Section 58.1-3229 et seq.) of Chapter 32 of Title 58.1 of the Code of Virginia, and the standards for classifying such real estate prescribed by the Director of the

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Virginia Department of Conservation and Historic Resources;
and

C. That the provisions of this Agreement meet the requirements and standards prescribed under Section 58.1-3233 of the Code of Virginia for recorded commitments by landowners not to change an open space use to a non-qualifying use.

4. The Owner is willing to make a written recorded commitment to preserve and protect the open space uses of the Property during the term of this Agreement in order for the Property to be taxed on the basis of a use assessment and the Owner has submitted an application for such taxation to the assessing officer of the County pursuant to Section 58.1-3234 of the Code of Virginia and Section 8-10 of the Fauquier County Code.

5. The County is willing to extend the tax for the Property on the basis of a use assessment commencing with the next succeeding tax year and continuing for the term of this Agreement, in consideration of the Owner's commitment to preserve and protect the open space uses of the Property, and on the condition that the Owner's application is satisfactory and that all other requirements of Article 4, Chapter 32, Title 58.1 of the Code of Virginia and Section 8-11 of the Fauquier County Code are complied with.

NOW THEREFORE, in consideration of the recitals and the mutual benefits, covenants and terms herein contained, the parties hereby covenant and agree as follows:

1. This Agreement shall apply to all of the following described real estate: see Attachment "A".

2. The Owner agrees that during the term of this Agreement:

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A. There shall be no change in the use or uses of the Property that exist as of the date of this Agreement to any use that would not qualify as an open space use.

B. There shall be no display of billboards, signs or other advertisements on the property, except to (i) state solely the name of the Owner and the address of the Property; (ii) advertise the sale or lease of the Property; (iii) advertise the sale of goods or services produced pursuant to the permitted use of the Property; or (iv) provide warnings. No sign shall exceed four feet by four feet (4 x 4).

C. There shall be no construction, placement or maintenance of any structure on the Property unless such structure is either:

1. on the Property as of the date of this Agreement; or

2. related to and compatible with the open space uses of the Property which this Agreement is intended to protect or provide for (and a single residence and/or tenant house and agriculturally related structures shall be deemed to be so related and compatible hereunder).

D. There shall be no accumulations of trash, garbage, ashes, waste, junk, abandoned property or other unsightly or offensive material on the Property.

E. There shall be no filling, excavating, mining, drilling, removal of topsoil, sand, gravel, rock, minerals or other materials which alters the topography of the Property, except as required in the construction of permissible building structures and features under this Agreement.

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F. There shall be no construction or placement of fences, screens, hedges, walls, or other similar barriers which materially obstruct the public's view of scenic areas of the Property.

G. There shall be no removal or destruction of trees, shrubs, plants and other vegetation, except that the Owner may:

1. engage in agricultural, horticultural or silvicultural activities, provided that there shall be no cutting of trees, other than selective cutting and salvage of dead or dying trees, within 100 feet of a scenic river, a scenic highway, a Virginia By-Way or public property listed in the approved State Comprehensive Outdoor Recreation Plan (Virginia Outdoors Plan); and

2. remove vegetation which constitutes a safety, a health, or an ecological hazard.

H. On areas of the Property that are being provided or preserved for conservation of land, floodways or other natural resources, or that are to be left in a relatively natural or undeveloped state, there shall be no alternation or manipulation of natural water courses, shores, marshes, swamps, wetlands or other water bodies, nor any activities or uses which adversely affect water quality, level or flow.

I. On areas of the Property that are being provided or preserved for conservation of land, floodways or other natural resources, or that are to be left in a relatively natural or undeveloped state, there shall be no operation of dune buggies, all-terrain vehicles, motorcycles,

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motorbikes, snowmobiles or other motor vehicles, except to the extent necessary to inspect, protect or preserve the area.

J. There shall be no industrial or commercial activities conducted on the Property, except for the continuation of agricultural, horticultural or silvicultural activities, or activities that are conducted in a residence or associated outbuilding such as a garage, smokehouse, small shop or similar structure which is permitted on the Property.

K. Except as provided herein, there shall be no separation or split-off lots, pieces or parcels from the Property. The Property may be sold or transferred during the term of the Agreement only as the same entire parcel that is the subject of this Agreement; provided, however, that (a) any portion of the Property may be conveyed by boundary line adjustment (in accordance with applicable law) to an adjacent property owner, subject in any case to the operation and effect of this Agreement; and (b) the Owner may grant to a public body or bodies open space, conservation or historic preservation easements which apply to all or part of the Property.

3. This Agreement shall be effective upon acceptance by the County, provided, however, that the real estate tax for the Property shall not be extended on the basis of its use value until the next succeeding tax year following timely application by the Owner for use assessment and taxation in accordance with Section of the Fauquier County Code. Thereafter, this Agreement shall remain in effect for a term of eight (8) consecutive years.

4. Nothing contained herein shall be construed as giving to the public a right to enter upon or to use the Property or any portion thereof, except as the Owner may otherwise allow, consistent with the provisions of this Agreement.

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5. The County shall have the right at all reasonable times to enter the Property to determine whether the Owner is complying with the provisions of this Agreement.

6. Nothing in this Agreement shall be construed to create in the public or any member thereof a right to maintain a suit for any damages against the Owner for any violation of this Agreement.

7. Nothing in the Agreement shall be construed to permit the Owner to conduct any activity or to build or maintain any improvement which is otherwise prohibited by law.

8. If any provision of this Agreement is determined to be invalid by a court of competent jurisdiction, the remainder of the Agreement shall not be affected thereby.

9. The provisions of this Agreement shall run with the land and be binding upon the parties, their successors, assigns, personal representatives, and heirs.

10. Words of one gender used herein shall include the other gender, and words in the singular shall include words in the plural, whatever the sense requires.

11. This Agreement may be terminated in the manner provided in Section 15.1-1513 of the Code of Virginia for withdrawal of land from an agricultural, a forestal or an agricultural and forestal district.

12. Upon termination of this Agreement, the Property shall thereafter be assessed and taxed at its fair market value, regardless of its actual use, unless the County determines otherwise in accordance with applicable law.

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13. Upon execution of this Agreement, it shall be recorded with the record of land titles in the Clerk's Office of the Circuit Court of Fauquier County, Virginia, at the Owner's expense.

14. NOTICE: WHEN THE OPEN SPACE USE OR USES BY WHICH THE PROPERTY QUALIFIED FOR ASSESSMENT AND TAXATION ON THE BASIS OF USE CHANGES TO A NON-QUALIFYING USE OR USES, OR WHEN THE ZONING FOR THE PROPERTY CHANGES TO A MORE INTENSIVE USE AT THE REQUEST OF THE OWNER, THE PROPERTY, OR SUCH PORTION OF THE PROPERTY WHICH NO LONGER QUALIFIES SHALL BE SUBJECT TO ROLL-BACK TAXES IN ACCORDANCE WITH SECTION 58.1-3237 OF THE CODE OF VIRGINIA. THE OWNER SHALL BE SUBJECT TO ALL OF THE OBLIGATIONS AND LIABILITIES OF SAID CODE SECTION.

WITNESS the following Signatures and Seals this 23rd day of June, 1994.

Anna M. Moser (SEAL)
Anna M. Moser

Peter B. Schwartz (SEAL)
Peter B. Schwartz

- OWNER -

APPROVED AS TO FORM

Patricia H.

COUNTY ATTY.

4-11-94

DATE

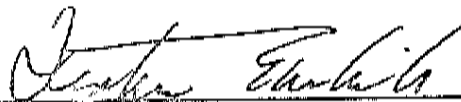
COUNTY OF FAUQUIER, a political subdivision of the Commonwealth of Virginia

By: John J. Benfield (SEAL)
CHAIRMAN
Board of Supervisors

BK0723PG1807

STATE OF MARYLAND
COUNTY OF MONTGOMERY, to wit:

The foregoing was acknowledged before me, a Notary Public
in and for the State and County aforesaid, this 1 day of April,
1994, by Anna M. Moser, as Owner.



NOTARY PUBLIC

My Commission Expires:

8/1/96

STATE OF MARYLAND
COUNTY OF MONTGOMERY, to wit:

The foregoing was acknowledged before me, a Notary Public
in and for the State and County aforesaid, this 1 day of April,
1994, by Peter B. Schwartz, as Owner.



NOTARY PUBLIC

My Commission Expires:

8/1/96

STATE OF VIRGINIA,
COUNTY OF FAUQUIER, to wit:

The foregoing was acknowledged before me, a Notary Public
in and for the State and County aforesaid, this 23rd day of ~~April~~, June,
1994, by James G. Brunfield
Chairman, Board of Supervisors.



NOTARY PUBLIC

My Commission Expires:

12/31/97

BK 0723PG 1808

OPEN SPACE USE AGREEMENT

ATTACHMENT "A"

ALL THAT certain lot or parcel of land containing 51.25 acres situate, lying and being in Marshall Magisterial District of Fauquier County, Virginia, and more particularly described as follows:

Lot 4 of a certain Division of Land, as the same is shown on that certain Plat prepared by Richard U. Goode, C.L.S., and recorded in Deed Book 597 at Page 1088 among the land records of Fauquier County, Virginia, as amended by a certain Boundary Line Adjustment shown on that certain Plat also prepared by Richard U. Goode, C.L.S., and recorded in Deed Book 680 at Page 807 among the land records of Fauquier County, Virginia.

TOGETHER WITH AND SUBJECT TO a certain fifty foot wide easement and right-of-way as shown on the Plat recorded in Deed Book 597 at Page 1088, and a certain fifty foot wide ingress and egress easement shown on that certain Plat recorded in Deed Book 680 at Page 807;

AND BEING the same property acquired by the Owner herein by deed dated November 24, 1992 and recorded in Deed Book 685 at Page 36 among the land records of Fauquier County, Virginia.

VIRGINIA: IN THE CLERK'S OFFICE OF FAUQUIER CIRCUIT COURT, JUL - 8 1994
This instrument was this day received in said office and
with certificate admitted to record at 2:39 P. m.
Tax of \$ _____ imposed by Section 58.1-802 Paid
State Tax _____ County Tax _____
Transfer Fee _____ Clerk's Fee 18.00 Total 18.00

Teste:
Wm D Harris Clerk

OPEN SPACE USE AGREEMENT

THIS AGREEMENT, made this ____ day of _____, 2002, between Peter B. Schwartz and Anna M. Moser, hereinafter called the "Owner", and the County of Fauquier, hereinafter called the "County", recites and provides as follows:

RECITALS

1. The Owner is the owner of certain real estate, described below, hereinafter called the "Property"; and

2. The County is the local governing body having real estate tax jurisdiction over the Property; and

3. The County has determined:

A. That it is in the public interest that the Property should be provided or preserved for one or more of the following uses: park or recreational purposes; conservation of land; conservation of other natural resources; an historic area; a scenic area; assisting in the shaping of the character, direction and timing of community development; or other use which serves the public interest by the preservation of open-space land as provided in the land-use plan; and

B. That the Property meets the applicable criteria for real estate devoted to open space use as prescribed in Article 4 (Section 58.1-3229 et seq.) of Chapter 32 of Title 58.1 of the Code of Virginia, and the standards for classifying such real estate prescribed by the Director of

the Virginia Department of Conservation and Historic Resources; and

C. That the provisions of this Agreement meet the requirements and standards prescribed under Section 58.1-3233 of the Code of Virginia for recorded commitments by landowners not to change an open space use to a non-qualifying use.

4. The Owner is willing to make a written recorded commitment to preserve and protect the open space uses of the Property during the term of this Agreement in order for the Property to be taxed on the basis of a use assessment and the Owner has submitted an application for such taxation to the assessing officer of the County pursuant to Section 58.1-3234 of the Code of Virginia and Section 8-10 of the Fauquier County Code.

5. The County is willing to extend the tax for the Property on the basis of a use assessment commencing with the next succeeding tax year and continuing for the term of this Agreement, in consideration of the Owner's commitment to preserve and protect the open space uses of the Property, and on the condition that the Owner's application is satisfactory and that all other requirements of Article 4, Chapter 32, Title 58.1 of the Code of Virginia and Section 8-11 of the Fauquier County Code are complied with.

NOW THEREFORE, in consideration of the recitals and the mutual benefits, covenants and terms herein contained, the parties hereby covenant and agree as follows:

1. This Agreement shall apply to all of the following described real estate: see Attachment "A".

2. The Owner agrees that during the term of this Agreement:

A. There shall be no change in the use or uses of the Property that exist as of the date of this Agreement to any use that would not qualify as an open space use.

B. There shall be no display of billboards, signs or other advertisements on the property, except to (i) state solely the name of the Owner and the address of the Property; (ii) advertise the sale or lease of the Property; (iii) advertise the sale of goods or services produced pursuant to the permitted use of the Property; or (iv) provide warnings. No sign shall exceed four feet by four feet (4 x 4).

C. There shall be no construction, placement or maintenance of any structure on the Property unless such structure is either:

1. on the Property as of the date of this Agreement; or

2. related to and compatible with the open space uses of the Property which this Agreement is intended to protect or provide for (and a single residence and/or tenant house and agriculturally related structures shall be deemed to be so related and compatible hereunder).

D. There shall be no accumulations of trash, garbage, ashes, waste, junk, abandoned property or other unsightly or offensive material on the Property.

E. There shall be no filling, excavating, mining, drilling, removal of topsoil, sand, gravel, rock, minerals or other materials which alters the topography of the Property,

except as required in the construction of permissible building structures and features under this Agreement.

F. There shall be no construction or placement of fences, screens, hedges, walls, or other similar barriers which materially obstruct the public's view of scenic areas of the Property.

G. There shall be no removal or destruction of trees, shrubs, plants and other vegetation, except that the Owner may:

1. engage in agricultural, horticultural or silvicultural activities, provided that there shall be no cutting of trees, other than selective cutting and salvage of dead or dying trees, within 100 feet of a scenic river, a scenic highway, a Virginia By-Way or public property listed in the approved State Comprehensive Outdoor Recreation Plan (Virginia Outdoors Plan); and

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H. On areas of the Property that are being provided or preserved for conservation of land, floodways or other natural resources, or that are to be left in a relatively natural or undeveloped state, there shall be no alternation or manipulation of natural water courses, shores, marshes, swamps, wetlands or other water bodies, nor any activities or uses which adversely affect water quality, level or flow.

I. On areas of the Property that are being

provided or preserved for conservation of land, floodways or other natural resources, or that are to be left in a relatively natural or undeveloped state, there shall be no operation of dune buggies, all-terrain vehicles, motorcycles, motorbikes, snowmobiles or other motor vehicles, except to the extent necessary to inspect, protect or preserve the area.

J. There shall be no industrial or commercial activities conducted on the Property, except for the continuation of agricultural, horticultural or silvicultural activities, or activities that are conducted in a residence or associated outbuilding such as a garage, smokehouse, small shop or similar structure which is permitted on the Property.

K. Except as provided herein, there shall be no separation or split-off lots, pieces or parcels from the Property. The Property may be sold or transferred during the term of the Agreement only as the same entire parcel that is the subject of this Agreement; provided, however, that (a) any portion of the Property may be conveyed by boundary line adjustment (in accordance with applicable law) to an adjacent property owner, subject in any case to the operation and effect of this Agreement; and (b) the Owner may grant to a public body or bodies open space, conservation or historic preservation easements which apply to all or part of the Property.

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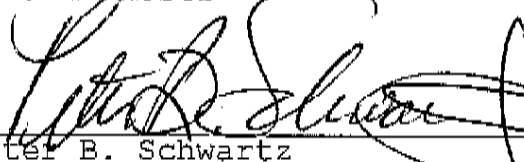
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14. NOTICE: WHEN THE OPEN SPACE USE OR USES BY WHICH THE PROPERTY QUALIFIED FOR ASSESSMENT AND TAXATION ON THE BASIS OF USE CHANGES TO A NON-QUALIFYING USE OR USES, OR WHEN THE ZONING FOR THE PROPERTY CHANGES TO A MORE INTENSIVE USE AT THE REQUEST OF THE OWNER, THE PROPERTY, OR SUCH PORTION OF THE PROPERTY WHICH NO LONGER QUALIFIES SHALL BE SUBJECT TO ROLL-BACK TAXES IN ACCORDANCE WITH SECTION 58.1-3237 OF THE CODE OF VIRGINIA. THE OWNER SHALL BE SUBJECT TO ALL OF THE OBLIGATIONS AND LIABILITIES OF SAID CODE SECTION.

WITNESS the following Signatures and Seals this ____ day
of _____, 2002.



Anna M. Moser (SEAL)



Peter B. Schwartz (SEAL)

- OWNER -

COUNTY OF FAUQUIER, a political
subdivision of the Commonwealth
of Virginia

By: _____ (SEAL)
CHAIRMAN
Board of Supervisors

OPEN SPACE USE AGREEMENT**ATTACHMENT "A"**

ALL THAT certain lot or parcel of land containing 51.25 acres situate, lying and being in Marshall Magisterial District of Fauquier County, Virginia, and more particularly described as follows:

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TOGETHER WITH AND SUBJECT TO a certain fifty foot wide easement and right-of-way as shown on the Plat recorded in Deed Book 597 at Page 1088, and a certain fifty foot wide ingress and egress easement shown on that certain Plat recorded in Deed Book 680 at Page 807;

AND BEING the same property acquired by the Owner herein by deed dated November 24, 1992 and recorded in Deed Book 685 at Page 36 among the land records of Fauquier County, Virginia.

COMMONWEALTH OF VIRGINIA
COUNTY OF FAUQUIER,

to wit:

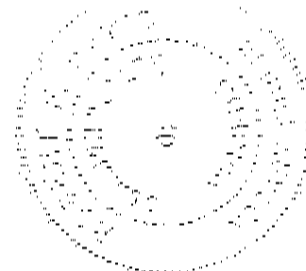
The foregoing was acknowledged before me, a Notary Public in and for the jurisdiction aforesaid, this 2nd day of May, 2002, by Anna M. Moser, as Owner.



NOTARY PUBLIC

My Commission Expires:


My Commission Expires June 30 2004



COMMONWEALTH OF VIRGINIA
COUNTY OF FAUQUIER,

to wit:

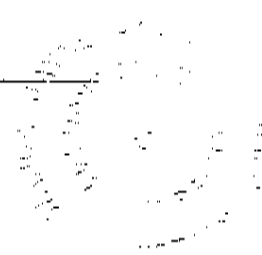
The foregoing was acknowledged before me, a Notary Public in and for the jurisdiction aforesaid, this 1st day of May, 2002, by Peter B. Schwartz, as Owner.



NOTARY PUBLIC

My Commission Expires:

~~Signature of Notary Public~~
~~Commonwealth of Virginia Notary Public Seal~~
~~My Commission Expires May 31, 2005~~
~~WANDA JAYNE GREER~~



COMMONWEALTH OF VIRGINIA,
COUNTY OF FAUQUIER,

to wit:

The foregoing was acknowledged before me, a Notary Public in and for the State and County aforesaid, this ____ day of _____, 2002, by _____, Chairman, Board of Supervisors.

NOTARY PUBLIC

My Commission Expires:
